



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, September 9, 2014

Planning Board members present: Robert Best, Alastair Millns, Stanley Bonislowski, Desirea Falt, and Alternate Nelson Disco.

Planning Board members absent: Tom Koenig, Lynn Christensen, and Michael Redding.

Community Development staff: Assistant Planner Donna Pohli and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:32 p.m. and designated Nelson Disco to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report.

None.

- 3. John J. Flatley Company (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for a Conditional Use Permit to permit a future mixed-use development consisting of industrial, multi-family residential, commercial, restaurant, and retail uses. Parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06. *This item is continued from the July 22, 2014, and the August 5, 2014, Planning Board meetings.*

The Board voted 5-0-0 to continue this item to September 23, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt.

- 4. Bowers Landing of Merrimack, LLC. (applicant/owner)** – Review for consideration of Final Approval of an application for an amendment to the previously-approved site plan to construct 50 single-family units rather than multi-family units in Phase III of Harris Pond P.U.D., located at Bowers Landing Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 1D, Lot 001-03.

Applicant was represented by: Matthew Peterson, Hillside Design Group, Inc.

Public comment was received from: Tom Medico, 3 Augustus Circle; and Elaine Lavallee, 21 Esquire Lane.

The Board voted 5-0-0 to waive the requirements of Section 4.12(b) and 4.12(d) – Street Design - of the Subdivision and Site Plan Regulations, along the entrance from Jared Way, on a motion made by Nelson Disco and seconded by Alastair Millns.

The Board voted 5-0-0 to grant final approval of the amended site plan, with conditions, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.

5. **G. Nasr Realty, LLC. (applicant/owner)** – Review for consideration of a six-month extension to comply with conditions of an approval granted by the Planning Board on February 18, 2014, for a site plan proposing to construct a 530 s.f. donut shop addition with a drive-thru and related parking at 715 Daniel Webster Highway. The parcel is located in the C-2 (General Commercial) District. Tax Map 7E, Lot 010 & 054-01.

The Board voted 5-0-0 to grant a six-month extension of conditional final approval, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

6. **AutoFair Realty II, LLC. (applicant) and Helios Investments, LLC. (owner)** – Review for acceptance and consideration of Final Approval of an application for a site plan to construct a 2,095 s.f. car rental facility and outdoor vehicle storage/parking. The parcel is located at 302 Continental Boulevard in the R (Residential) and Aquifer Conservation Districts. Tax Map 2B, Lot 032.

Applicant was represented by Robert Baskerville and Katie Weiss, Bedford Design Consultants; and Michael Cheever, Architect/Project Manager, ArchCon Group.

The Board voted 5-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

Public comment was received from Pat and Ken Morse, 229 Naticook Road; Francis Whaley, 227 Naticook Road; and Tom Vaillancourt, 35 Greenleaf Street.

The Board voted 5-0-0 to waive the requirements of Section 11.05.3 – Parking Lot Lighting - of the Subdivision and Site Plan Regulations, on a motion made by Nelson Disco and seconded by Desirea Falt.

The Board voted 4-1-0 to waive the requirements of Section 7.05.D.19 – Submission Requirments Sidewalks – of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt. Nelson Disco voted in the negative.

The Board voted 5-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

7. **Discussion/possible action regarding other items of concern.**

None.

8. Approval of Minutes – August 19, 2014.

The minutes of August 19, 2014, were approved as submitted, by a vote of 5-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

9. Adjourn.

The meeting adjourned at 11:28 p.m., by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.